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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Bérrouze

Samoëns, Samoëns & Vallée, Grand Massif

645 000 €uros



Contact

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Key Features

Price	645 000 Euros
Status	SOLD
Last updated	11/09/2020
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	3
Floor area	150 m²
Detached	No
Heating	Electric radiators
Chimney	Enclosed fire
Nearest skiing	1.7 km
Nearest shops	950 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Annual charges	1056.00 Euros
Energy efficiency rating	E (325)
CO2 emissions	C (16)
Agency fees	Paid by the seller

Property Description

Chalet Bérouze is a 4 bedroom semi-detached property in a small copropriety, composed of three units. Located on the south facing hillside of Samoens with expansive and inspiring views, this property basks in sunshine all year round and is a 12 minute walk to the village and less than a 5 minute drive to Samoens' ski gondola (GME). Just over an hour's drive to Geneva, Samoens is easily accessible and be enjoyed in both winter and summer.

Constructed in 2007, this artisan crafted chalet exudes a warm alpine charm comfortably sleeping 8 guests. Set over 3 levels, the chalet offers 118m2 of liveable space with a total floor area of 150m2. One can either enter by a remote controlled double garage or an entrance located on the first floor. Coming in through the garage, you are welcomed into a multipurpose space that contains a built in sauna, boot warmers, a laundry and secondary TV/gaming area perfect for kids.

Stairs lead to an open plan kitchen, dining and living area featuring a closed fire place with dual aspect views that access onto south and easterly decked terraces for soaking up the sunshine and mountain vistas. A hot tub is tucked at the far end of the easterly terrace looking out to the impressive Criou Mountain. Off the galley kitchen is the aforementioned secondary entrance to the property with built in storage, a double bedroom with ensuite shower room (including WC) and access onto the east facing terrace.

Upstairs is a landing area set up as a home office but would easily work as a snug with further flexible sleeping if preferred. The master bedroom has an airy feel under the eaves enjoying its own private south facing balcony and ensuite shower room (with WC). Across the landing to the north, is a bunk room with cosy mezzanine accessible by ladder, a twin bedroom and a family bathroom (bath, sink and WC)

Chalet Bérouze successfully operates within the rental market diligently ticking all the right boxes whilst retaining its appeal as a delightful second home.



Ce plan d'étage, y compris le mobilier, les accessoires fixes, les appareils et les dimensions indiquées, est approximatif et fourni à des fins d'illustration seulement.























